



Entered on Docket
March 14, 2011

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

PITE DUNCAN, LLP
EDDIE R. JIMENEZ (NV Bar #10376)
MATTHEW M. MCARTHUR (NV Bar #11649)
ACE VAN PATTEN (NV Bar #11731)
701 Bridger Avenue, Suite 700
Las Vegas, Nevada 89101
Telephone: (858) 750-7600
Facsimile: (619) 590-1385
E-mail: ecfnvb@piteduncan.com

MAILING ADDRESS:
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, California 92177-0933

Attorneys for Secured Creditor WELLS FARGO BANK, N.A., ALSO KNOWN AS
WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.,
AND FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB,
FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

LEONARD A. TURSI,

Debtor(s).

Bankruptcy Case No. BK-S-10-28018-mkn
Chapter 7

WELLS FARGO BANK, N.A., ALSO
KNOWN AS WACHOVIA MORTGAGE,
A DIVISION OF WELLS FARGO BANK,
N.A., AND FORMERLY KNOWN AS
WACHOVIA MORTGAGE, FSB,
FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: March 2, 2011
Time: 1:30 P.M.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A., also known as Wachovia
2 Mortgage, a division of Wells Fargo Bank, N.A., and formerly known as Wachovia Mortgage,
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable
5 Mike K. Nakagawa, Matthew M. McArthur appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 6814
12 Sebring St, Las Vegas, Nevada 89103-4302 ("Real Property"), which is legally described as:

13 LOT 5 IN BLOCK 4 OF AMENDED PLAT OF
14 SPRING VALLEY COTTAGES UNIT NO. 2-B,
15 AS SHOWN BY MAP THEREOF ON FILE IN
16 BOOK 30 OF PLATS, PAGE 39, IN THE OFFICE
OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

25 ///

26 ///

27 ///

28 ///

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

8
9 DAVID KRIEGER DAVID A. ROSENBERG
10 DEBTOR(S) ATTORNEY TRUSTEE

11 /././

12 /././

13 /././

14 /././

15 /././

16 /././

17 /././

18 /././

19 /././

20 /././

21 /././

22 /././

23 /././

24 /././

25 /././

26 /././

27 /././

28 /././

In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☐ No party appeared at the hearing or filed an objection to the motion.

☐ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☐ Failed to respond.

☒ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

###

Submitted by:

/s/ MATTHEW M. MCARTHUR
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, CA 92177-0933
(858) 750-7600
NV Bar #11649
Attorney for WELLS FARGO
BANK, N.A., ALSO KNOWN
AS WACHOVIA MORTGAGE,
A DIVISION OF WELLS
FARGO BANK, N.A., AND
FORMERLY KNOWN AS
WACHOVIA MORTGAGE,
FSB, FORMERLY KNOWN AS
WORLD SAVINGS BANK, FSB